

Before the Board of Zoning Adjustment, D. C.

Application No. 12210, of Angelo A. Puglisi, et. al., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 in the SP District for permission to continue the operation of a parking lot at 709-715 "6th" Street, N. W., Lots 801, 802, 803, and 8, Square 486.

HEARING DATE: February 16, 1977

DECISION DATE: March 8, 1977

FINDINGS OF FACT:

1. The subject property is located in an SP Zone District.
2. The property is presently operating as a parking facility pursuant to this Board's previous Order No. 10726.
3. The applicant proposes the continuation of a parking lot.
4. The Department of Transportation, by report dated July 15, 1976, recommended conditional approval of this application.
5. There was no opposition to the granting of this application evinced at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

We are of the opinion that the continuation of this parking facility will not create any dangerous or otherwise objectionable traffic condition, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this order are complied with.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. The lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated. Permit shall not be issued until all conditions of this Order have been complied with.

VOTE: 3-0 (William F. McIntosh, Richard L. Stanton and Leonard L. McCants, Esq.; Lilla Burt Cummings, Esq., not voting. not having heard the case.)

BY ORDRR OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 3-24-77

BZA Application No. 12310
Page 3

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.